

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR (1) (NORTH) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED AND (2) (WEST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED (LARRY HOUCK, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 08-25-03 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR (1) (NORTH) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED AND (2) (WEST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED (LARRY HOUCK, APPLICANT); OR
2. **DENY** THE REQUEST FOR (1) (NORTH) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED AND (2) (WEST) SIDE YARD SETBACK VARIANCE FROM 7.5 FEET TO 5 FEET FOR A PROPOSED SHED (LARRY HOUCK, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 5 – Commissioner McLain)

(Kathy Fall, Senior Planner)

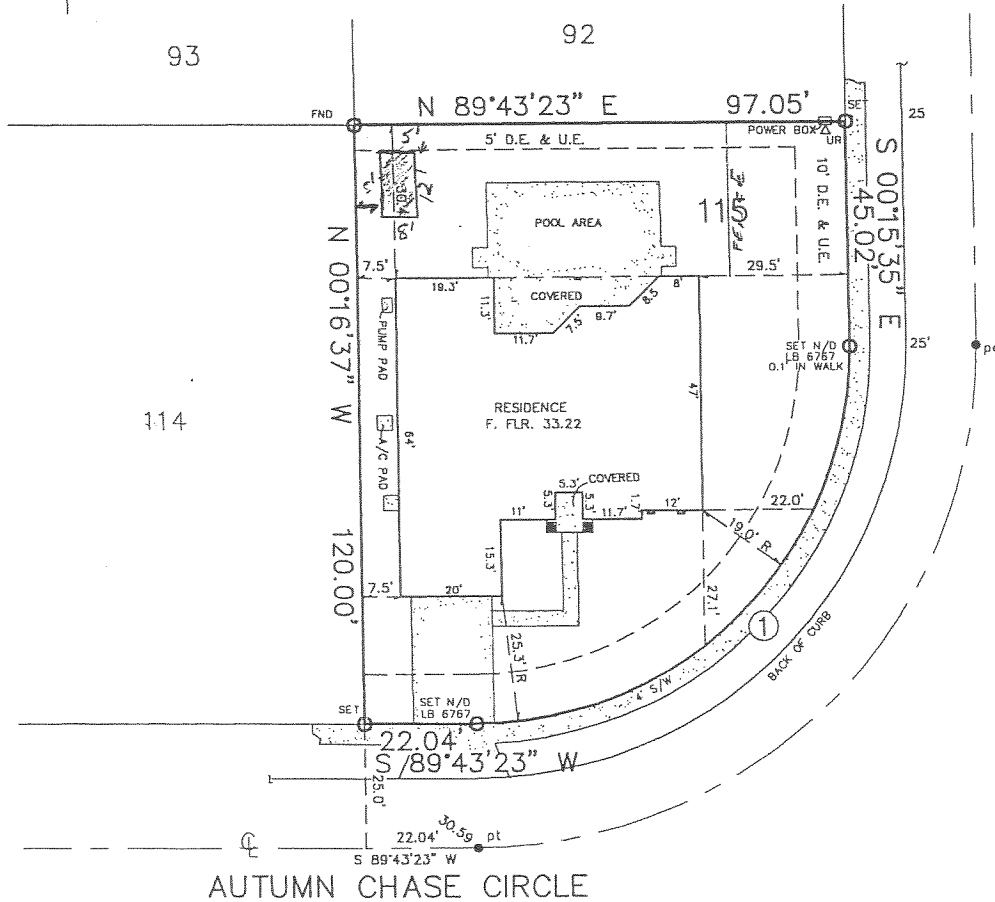
GENERAL INFORMATION	APPLICANT: LARRY HOUCK LOCATION: 5690 AUTUMN CHASE CIRCLE ZONING: R-1A DISTRICT (AUTUMN CHASE)
BACKGROUND/ REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A 96 SF (8 FT X 12 FT) SHED. • THE SHED WOULD ENCROACH 2.5 FEET INTO THE 10 FT MINIMUM (NORTH AND WEST) SIDE YARD SETBACKS.
STAFF FINDINGS	<ul style="list-style-type: none"> • THE VARIANCE REQUESTED IS NOT THE MINIMUM VARIANCE THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE USE OF THE PROPERTY. A SHED OF A SIMILAR SIZE COULD BE CONSTRUCTED IN THE REAR YARD WITHOUT ENCROAHMENT INTO THE SETBACKS.
STAFF	STAFF THEREBY RECOMMENDS THE BOARD OF

RECOMMENDATION	<p>ADJUSTMENT DENY THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED SHED AS SHOWN ON THE ATTACHED SITE PLAN.• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.
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LOT 115

AUTUMN CHASE

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57,
PAGES 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102 OF
THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



① $\Delta = 89^{\circ}58'58''$
 $R = 75.00'$
 $L = 117.79'$

BUILDING SETBACKS:

FRONT = 25'
 REAR = 30'
 SIDE = 7.5' (15' ADJACENT TO STREETS)

NOTES:

LOT DRAINAGE TYPE "B"

ROOF OVERHANGS & FOOTERS HAVE NOT BEEN LOCATED
 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
 BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED
 OR PLATTED LINES

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR
 EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES,
 OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.

THE RELATIVE ACCURACY OF FIELD MEASURED CONTROL
 EXCEEDS 1 FOOT IN 15,000 FEET.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER.

BEARINGS ARE BASED UPON THE CENTERLINE OF
 AUTUMN CHASE CIRCLE PER RECORD PLAT, HAVING A
 BEARING OF S 89°43'23" W.

BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED
 AND PER RECORDED PLAT UNLESS OTHERWISE NOTED

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN
 ZONE "X" PER F.I.R.M. MAP PANEL NO. 12117C 0135E
 DATED APRIL 17, 1995. THE FLOOD INSURANCE RATE
 MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS
 AN OPINION ONLY.

ELEVATIONS, IF SHOWN, ARE BASED ON SEMINOLE COUNTY
 DATUM. (NGVD 29)

CERTIFIED TO:

LARRY D. HOUCK
 NANCY HOUCK
 RYLAND GROUP, INC.
 NATIONAL CITY MORTGAGE
 RYLAND TITLE COMPANY

- - INDICATES 18" - 5/8" REBAR & CAP (LB 6767)
UNLESS NOTED OTHERWISE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES CONC. MON. / PRM

LEGEND

S/B	= BUILDING SETBACK	L.E.	= LANDSCAPE EASEMENT
MAINT	= MAINTENANCE	D.E.	= DRAINAGE EASEMENT
UTIL	= UTILITY	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	I.P.	= IRON PIPE
CONC.	= CONCRETE MONUMENT	R/C	= ROD AND CAP
F.FLR.	= FINISHED FLOOR	I.R.	= IRON ROD
BLK.	= BLOCK	N/D	= NAIL & DISK
WM	= WATER METER	FND.	= FOUND
ESMT.	= EASEMENT	REC.	= RECOVERED
MON	= MONUMENT	R/W	= RIGHT OF WAY
TRANS.	= TRANSFORMER	R.	= RADIAL
TEL	= TELEPHONE	N.R.	= NON-RADIAL
SQ.FT.	= SQUARE FEET	CL	= CENTERLINE
TYP.	= TYPICAL	PC	= POINT OF CURVATURE
P.B.	= PLAT BOOK	PT	= POINT OF TANGENCY
P.G.	= PAGE	PI	= POINT OF INTERSECTION
P	= PLAT DISTANCE	A	= ARC
M	= MEASURED DISTANCE	L	= LENGTH
C	= CALCULATED	CB	= CHORD BEARING
U.R.	= UTILITY RISER	S/W	= SIDEWALK
P.O.L.	= POINT ON LINE	A/C	= AIR CONDITIONER
NGVD	= NATIONAL GEODETIC VERTICAL DATUM		
PCP	= PERMANENT CONTROL POINT		
PRM	= PERMANENT REFERENCE MONUMENT		
PCC	= POINT OF COMPOUND CURVATURE		
CATV	= UNDERGROUND CABLE RISER		

I CERTIFY THAT THIS MEETS OR EXCEEDS
 THE MINIMUM TECHNICAL STANDARDS
 SET FORTH BY THE FLORIDA BOARD OF
 PROFESSIONAL SURVEYORS AND MAPPERS IN
 CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE
 CODE, PURSUANT TO SECTION 472.027,
 FLORIDA STATUTES.

CERTIFIED FOR: ASSOCIATED LAND SURVEYING
 & MAPPING, INC.

(Signature)

DAVID W. McDERMOTT
 FLORIDA REGISTERED SURVEYOR AND MAPPER
 CERTIFICATE NO. 4779

PREPARED FOR

Ryland Homes

PREPARED BY

**Associated Land Surveying
 & Mapping, Inc.**

101 WYMORE ROAD, SUITE 110
 ALTAMONTE SPRINGS, FLORIDA 32714
 PHONE: (407) 869-5002-FAX: (407) 869-8393
 Certificate of Authorization Number: LB 6767 EMAIL: als@malsm.net

BOUNDARY SURVEY 8-7-2001

FORMBOARD LOCATION

FOUNDATION 8-27-2001

FINAL BOUNDARY SURVEY 11-7-2001

SCALE: 1" = 30'

JOB NO. 99137

VARIANCE
APPLICATION TO THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT

COPY

APPLICANT: LARRY D. HOUCK
COMPLETE MAILING ADDRESS: 5690 AUTUMN CHASE CIRCLE
PHONE: WORK: 407-321-4500 X5273 HOME: 407-328-4546 FAX: 407-324-7704
CELL PHONE: 407-616-0896 Email: GUMMI.BAREN@AOL.COM
PROPERTY OWNER OF RECORD: LARRY D. + NANCY HOUCK
SITE OF REQUEST: 5690 AUTUMN CHASE CIR. SANFORD FL 32773
STATEMENT OF HARDSHIP: I WANT TO PUT AN 8'X12' SHED ON SKIDS IN MY BACK YARD
REQUEST: North Side REAR YARD VARIANCE FROM 10' to 5' AND West Side YARD VARIANCE FROM 7.5' to 5'
LEGAL DESCRIPTION OF PROPERTY: LOT 115 AUTUMN CHASE PG 57 PGS 87-102
TAX PARCEL ID NO. 23-20-30-502-0000-1150
KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: _____

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: [Signature] DATE: 7-8-03

FOR OFFICE USE ONLY			
FEE: <u>150.00</u>	CK# <u>239</u>	RECEIPT# _____	DATE _____ ZONING DISTRICT: <u>R-1A</u>
FURTHER DESCRIBED AS: _____		LOT SIZE: _____	
PROCESSING:			
A. LEGAL AD TO NEWSPAPER _____ / _____		B. NOTICE TO PROPERTY OWNERS _____	
C. PLACARDS / NOTICE _____ / _____		D. PROJECT NO. _____	
E. BOARD ACTION / DATE _____ / _____		F. LETTER TO APPLICANT _____	
G. PUD SETBACKS _____			

INITIAL CONFERENCE _____

BCC DISTRICT _____

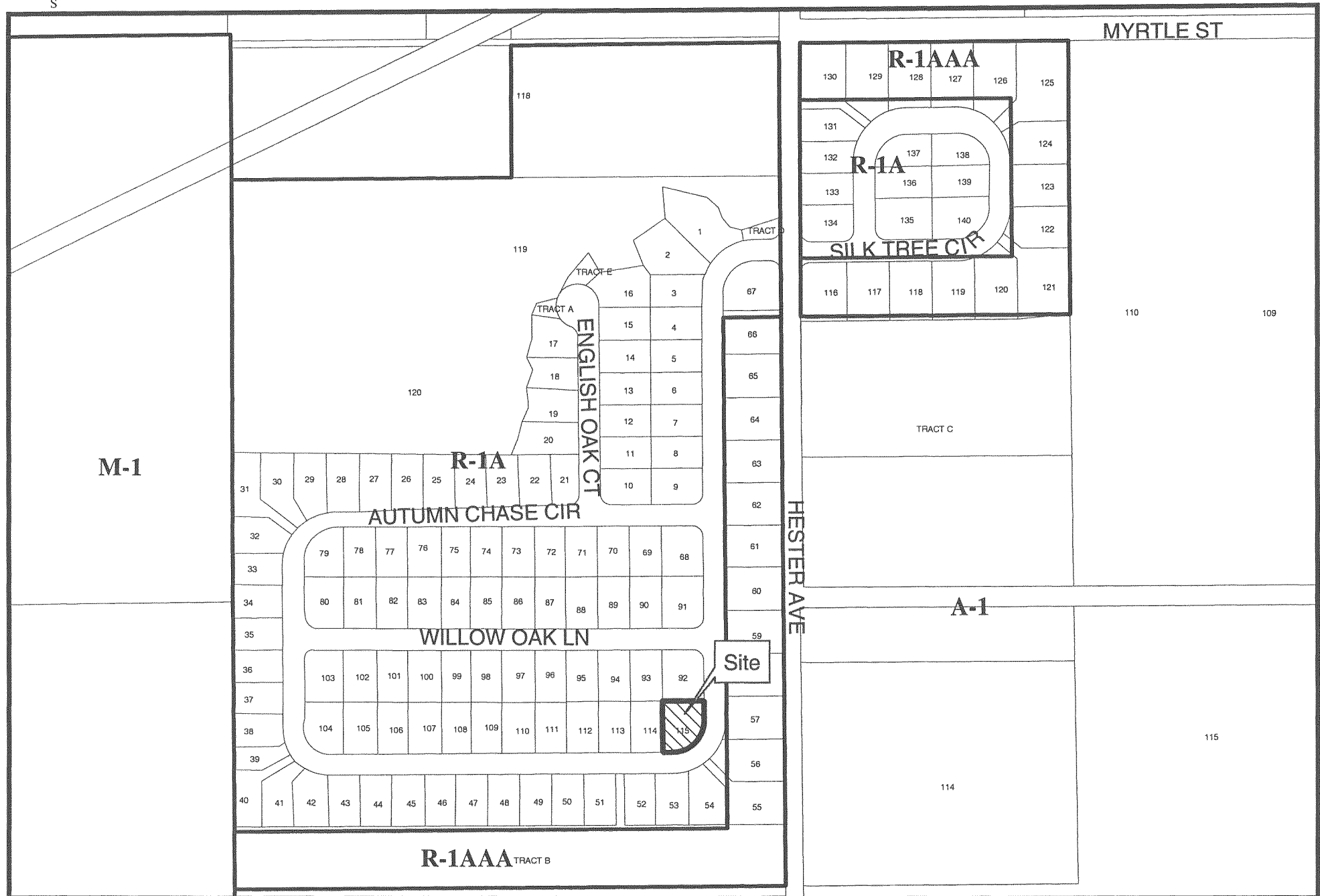
PLANNER: KE

FILE NO. BV 2003-100

MEETING DATE AUGUST 25, 2003



Larry Houck 5690 Autumn Chase Circle



0 150 300 600 Feet